

PB# 02-20

**WVR Real Estate
(Withdrawn)**

65-2-12.1

02-20 WVR Real Estate (Bila Aet.)
Shop Rite Plaza - Mavis Tire
Bldg "D" (Rosenberg)

3/3/03

Withdrawn

WVR Real Estate II, LLC

4 Coates Drive Suite #1, Goshen, NY 10924

(845) 294-3292 Fax (845) 294-8801

Facsimile with hard copy to follow

January 8, 2003

Mr. James Petro, Chairman
Town of New Windsor Planning Board
555 Union Ave.
New Windsor, NY 12553

Re: Mavis Discount Tire
Big V Town Centre
Vails Gate, NY

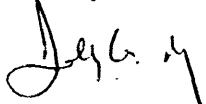
Dear Mr. Petro:

With reference to the above noted company, Mavis Discount Tire, and our shopping center, Big V Town Centre, I am requesting to withdraw the WVR Real Estate Site Plan Amendment (Mavis Tire) Application #02-20 previously filed with the New Windsor Planning Board.

We are no longer pursuing Mavis Discount Tire as a tenant for any space within our Centre. Please close this application and calculate the costs to be applied to our escrow amount for a possible refund.

Thank you for your assistance in this matter.

Sincerely,



Jeffrey G. Rosenberg
Managing Partner

WVR Real Estate II, LLC

4 Cortes Drive Suite #1, Coshen NY 10924

(845) 294 3292 Fax (845) 294 8801

September 26, 2002

James R. Petro, Jr., Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY

**RE: WVR Real Estate II, LLC
Change in use - Big V Town Center
Mavis Discount Tires**

Dear Mr. Petro:

Be advised that WVR Real Estate II, LLC as owners of the Big V Town Center, hereby, as a condition of a change in use for Mavis Discount Tire Store, agrees that it will not lease any other unit in the Center to another tire discount store without prior approval of the Planning Board, and, further, that upon approval of this change in use by the Planning Board this space will not revert to its former approved use if the intended use by Mavis does not come to pass.

Mavis will operate a business of selling, servicing and changing tires and tire related equipment. Mavis will not conduct a business involving heavy engine repair or the storage of abandoned cars. Should Mavis or its successors desire to change the use approved hereby prior approval of the Planning Board is required.

WVR Real Estate II, LLC

By _____
Jeffery Rosenberg
Managing Partner

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

his business is
Jeffrey G. Rosenberg, deposes and says that ~~he resides~~
~~(OWNER)~~ (Managing Partner)
at 4 Coates Drive, Suite #1, Goshen, NY 10924 in the County of Orange
(OWNER'S ADDRESS)
and State of New York managing partner
and that he is the ~~owner~~ owner of property tax map
(Sec. Block Lot)
designation number (Sec. 65 Block 2 Lot 12.1) which is the premises described in
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 7/2/02

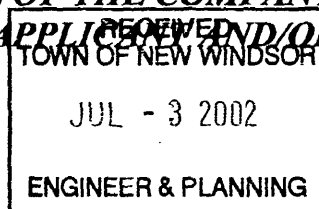
Jeffrey G. Rosenberg
Owner's Signature

William H. Himm
Witness' Signature

Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**



02-20

PROJECT I.D. NUMBER

617.21

Appendix C

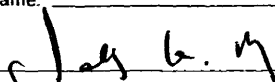
SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Jeffrey G. Rosenberg	2. PROJECT NAME PA2002-0639 Auto Repair Service/Sales
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Rt. 32, 336 Windsor Highway, New Windsor, NY Intersection Rte. 32 & Old Temple Hill Road	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Existing premise approved for retail sales. Intended use of premise for auto repair service and sales.	
7. AMOUNT OF LAND AFFECTED: Initially 29.47 acres Ultimately 29.47 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval Town of New Windsor Planning Board 9/14/98 plan review and variance approval for renovated shopping center.	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Jeffrey G. Rosenberg	Date: 7/8/02
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

• **PART II—ENVIRONMENTAL ASSESSMENT** (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: 	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
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Name of Lead Agency	
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Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
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Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/>	
Date	